

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
828-4966

Project Name: Grand Palazzo II, LLC

Case #: 45-R-02

Date: April 23, 2002

Comments:

No Comments

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Grand Palazzo II

Case #: 45-R-02

Date: 4-23-02

Comments:

- 1) Flow test required.
- 2) Fire sprinkler system and stand pipe required at permit.
- 3) Civil plan required showing fire main, hydrant, and DDC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Grand Palazzo II, LLC

Case #: 45-R-02

Date: April 23, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Grand Palazzo II, LLC

Case #: 45-R-02

Date: 4/23/02

Comments:

Provide a list of the existing trees and palms on site, and their disposition (to remain, be relocated or be removed). All Tree Preservation Ordinance requirements apply.

Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Grand Palazzo II, LLC

Case #: 45-R-02

Date: April 23, 2002

Site Plan Review/Waterway Use/4-unit multi-family
524 Hendricks Isle

1. Remove dashed line on site plan and landscape plan indicating 10' side yard setbacks, 20' rear yard setback and 25' front yard setback as the required setbacks are one-half the height of the building per Sec. 47-5.36., Table of dimensional requirements for the RMM-25 District, Note B.
2. Dimension actual proposed setbacks on site plan. Also provide a table on site plan indicating required and proposed setbacks. If modification of yards is proposed, provide a narrative addressing point by point how the criteria has been met (Sec. 47-23.11). This report must be provided prior to item being placed on Planning and Zoning Board agenda. Development shall not cast a shadow that exceeds 50% of waterway between 9:00 a.m. and 5:00p.m. on March 21. This must be presented graphically (Sec. 47-23.11.4.b.)
3. This development is subject to Sec. 47-23.8, Waterway Use. A 20' landscaped yard is required adjacent to the existing bulkhead line. The required 20-foot yard shall not be used or developed for any purpose other than landscaping unless specifically approved by the Planning and Zoning Board. Applicant shall provide a narrative outlining requested encroachments and reasons for such encroachments (i.e. pool, deck et al). Provide a narrative of how project meets Sec. 47-23.8.B.2.
4. Cabana structure must meet required setback.
5. Pursuant to Sec. 47-19.2.B. Architectural features, accessory uses such as unenclosed balconies, bay windows, etc. which encroach into any yard area are permitted to have a total combined linear facade length not greater than 20% of the total linear length of the facade to which they are attached. Applicant shall confirm this percentage has not been exceeded on any elevation.
6. Project description on site plan states 8 units, change to 4 units.

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7. City Commission call-up provision applies.

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8. Recommend presenting project to local neighborhood association and neighbors for community input prior to Planning and Zoning Board.
9. Discuss types of lighting on photometric plan to ensure spillover and glare does not affect abutting residential property and property across waterway.
10. Dimension width of waterway. Dimension from southeast corner of property to adjacent seawall of Isle of Venice to the east.
11. Boat slips and docks must comply with Sec. 47-19.3.
12. Explain proposed use for "staff room."
13. Provide a statement on plans indicating liveaboards are prohibited and docks are restricted to the use of up landowners only.
14. Provide color information.
15. Restore curb and gutter across pedestrian walk into building.
16. Provide an elevation of proposed wall.
17. How many units currently exist on site?
18. Provide a copy of the most current plat and any subsequent amendments.
19. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det.C.Cleary-Robitaille
828-6419

Project Name: Grand Palazzo II

Case #: 45-R-02

Date: 4-23-02

Comments:

All ground level entries should be regulated through an access control system. This includes lobby entrances, stairwell entrances and parking garage entrances.

Photometrics for the parking garage should be provided.

Please respond to these comments in writing.

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Division: Redevelopment Services/
 Marine Facilities

Member: Chuck Adams
 828-5343

Project Name: Grand Palazzo II

Case #: 45-R-02

Date: April 23, 2002

Comments:

The dimensions on the plans dated April 10, 2002 showing replacement of 2 piers and 3 dolphin pilings are within prescribed limitations of Section 47.19.3 of the ULDR and do not appear to require a waiver of limitations. Should this plan change prior to final DRC approval or in conjunction with issuance of a building permit, then I would request further review.

Jamie Hart
Supervisor of Marine Facilities
101 NE 3 Avenue
Fort Lauderdale, FL 33301
954-828-5343

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Grand Palazzo II, LLC

Case #: 45-R-02

Date: 4/23/02

Comments:

1. Clearly indicate setbacks at one-half the height of the building as required in section 47-5.36 Table of dimensional requirements for the RMM-25 district.
2. Waterway use requires at site plan level III review in accordance with section 47-23.8.
3. Modification of yards requires a site plan level III review. Provide a point by point narrative outlining compliance with section 47-23.11 prior to Pre-Planning and Zoning Board review. Development sites abutting a waterway shall not cast a shadow that exceeds 50% of the waterway between 9:00 a.m. and 5:00 p.m. on March 21. Provide a graphic demonstration of compliance.
4. Cabana shall comply with the setback requirements of the RMM-25 district. Indicate required setbacks and height from grade.
5. Parking as calculated does not include live-aboards, note on the site plan no live-aboards.
6. Architectural features, such as balconies, bay windows, etc which encroach into any yard area are permitted to have a total combined linear façade length not greater than 20% of total linear length of the façade to which they are attached. Provide setback dimensions to balconies with encroach into the yard area and provide a percentage calculation per façade.
7. Project data table indicates 8 units, change to indicate 4 units.
8. Provide a roof plan.
9. Clearly indicate grade and building height on elevation and section plans.
10. Provide the canal width and dock width on site plan.
11. Additional comments may be forthcoming at DRC meeting.